



Meadow Road, Bungay - NR35 1LE

**STARKINGS  
& WATSON**

HYBRID ESTATE AGENTS





## Meadow Road

Bungay

NO CHAIN! Located in a peaceful CUL-DE-SAC opposite GREEN SPACE ideal for families, this attractive THREE BEDROOM SEMI-DETACHED house presents a wonderful opportunity for those looking to create a long term family home. Having been owned in the same family for 70 years, this excellent home boasts approximately 1000 sqft of accommodation (subject to measured survey) with a spacious layout. Internally you will find TWO RECEPTION ROOM semi-open plan to one another ensuring ample space for family gatherings or entertaining guests. There is a kitchen as well as a utility area with W/C to the rear as well as a large entrance hall. Upstairs, THREE GENEROUS BEDROOMS await, accompanied by a bright family bathroom. The property also enjoys a GENEROUS PLOT with expansive tiered rear gardens, providing a tranquil outdoor retreat to unwind. There is also OFF ROAD PARKING to the side. Notably, the property is conveniently situated OPPOSITE GREEN SPACE, offering an excellent spot for families to play. The property also benefits from modern GAS FIRED central heating as well as uPVC double glazing.





Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

- No Chain!
- Semi-Detached Family Home
- Almost 1000 SQFT Of Accommodation (stms)
- Two Receptions & Kitchen With Utility
- Three Ample Bedrooms & Family Bathroom
- Generous Plot & Rear Gardens
- Cul-De-Sac Position
- Opposite Green Space

The property is situated within a quiet cul-de-sac on the fringes of Bungay and within an easy walk from the shops and amenities where you find an extensive range of amenities including doctors, schooling, dentist, opticians, shops and restaurants. The City of Norwich to the North is about a 30 min drive away with a mainline train link to London Liverpool Street. The market town of Diss is about 19 miles away and provides further amenities and also benefits from a mainline link to London.



## SETTING THE SCENE

Approached via a gated frontage leading onto the hard standing parking to the side suitable for two vehicles, there is also a front lawn with a low level brick wall to the front. The main entrance door is found to the side into the hallway with access to the rear garden beyond the driveway.

## THE GRAND TOUR

Entering via the main entrance door to the side there is a welcoming hallway with stairs ahead to the first floor as well as the modern wall mounted gas fired boiler. To the left of the hallway is the first reception room with an open fireplace. Via an arch there is then access to the larger second reception room meaning the accommodation is mostly open plan. The larger reception offers a built in wardrobe as well as access to the hallway again. To the rear of the house is the kitchen with a range of wall and base level units and solid worktops over. There is space for all white goods as well as a free standing oven with access beyond to the utility room. The utility provides space for white goods as well as a useful high level flush w/c and a door to the rear garden.

Heading up to the first floor landing you will find three bedrooms and a bathroom. There are two double bedrooms to the front, one of which has an airing cupboard with tank, with a further bedroom to the rear with fitted wardrobe. The bathroom has been adapted in recent years and offers a double shower, w/c and hand wash basin.

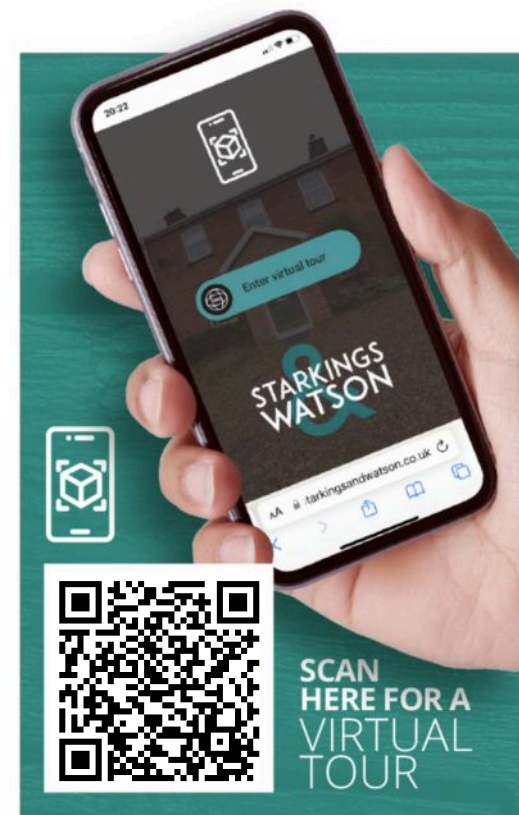
## FIND US

Postcode : NR35 1LE

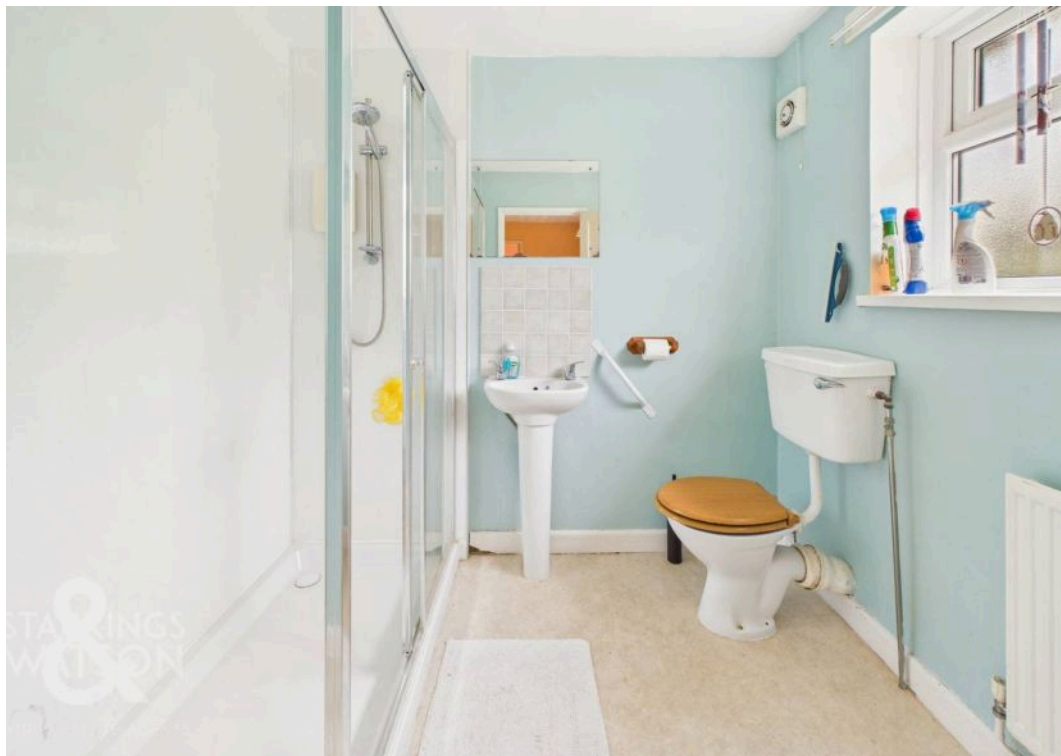
What3Words : [///referral.slimming.neutron](https://www.what3words.com/referral/slimming.neutron)

## VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.







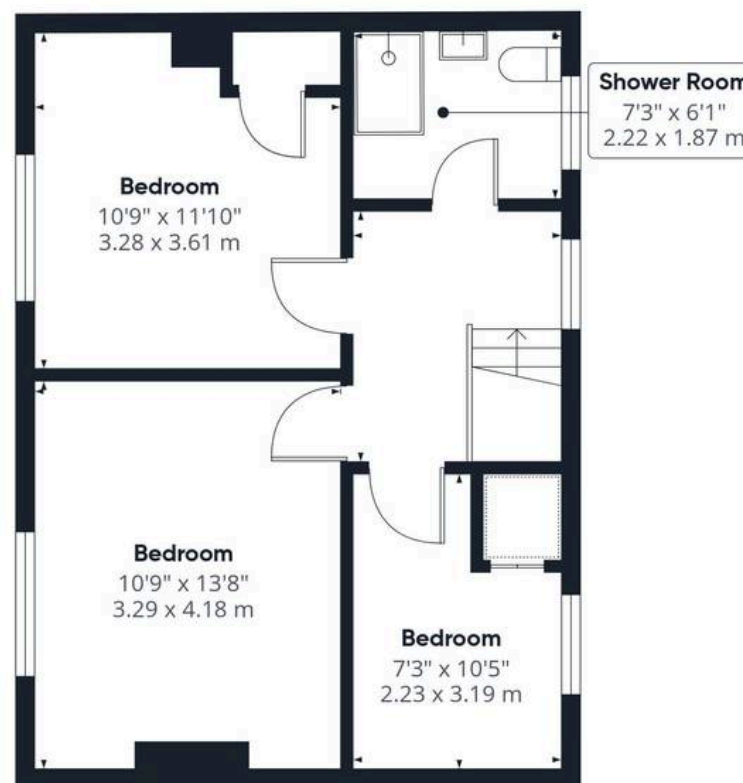
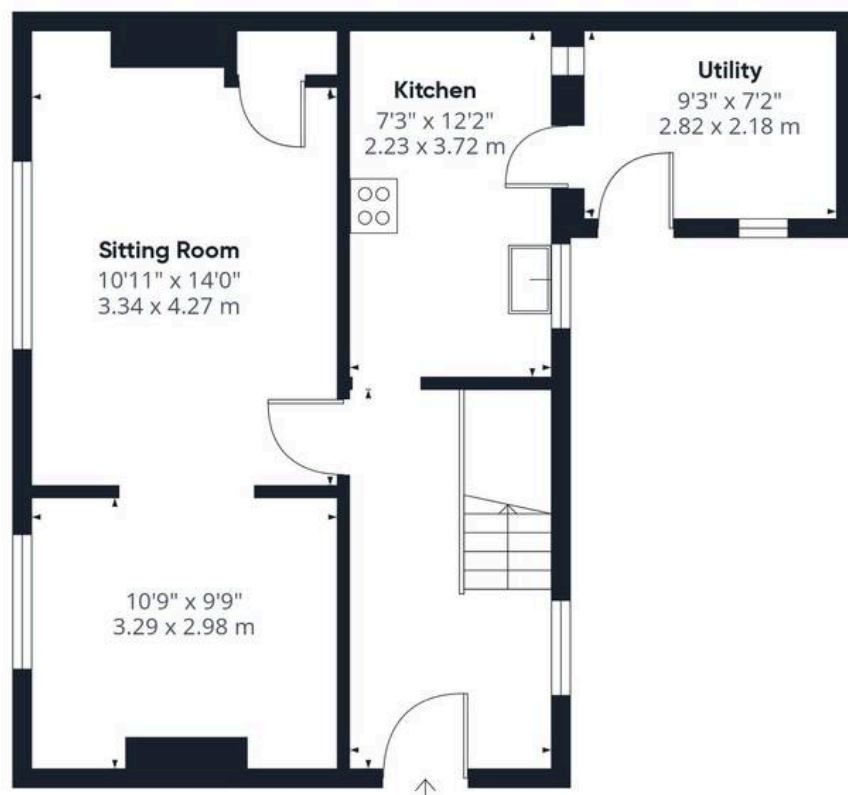




## THE GREAT OUTDOORS

The tiered rear garden offers plenty of space. There is a low level hard standing area initially leading to the external brick built outhouse and the back door into the utility. Steps lead up to the main section of lawn which is expansive with a range of mature trees and shrubs. There is a timber shed as well as fencing enclosing the gardens.





**Approximate total area<sup>(1)</sup>**

968 ft<sup>2</sup>

90 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





## Starkings & Watson Hybrid Estate Agents

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